

A. ADMINISTRATIVE REPORT & DECISION

DECISION:

☐ APPROVED
DENIED

☒ APPROVED SUBJECT TO CONDITIONS

☐

REPORT DATE:

March 10, 2016

Project Name:

Merritt Short Plat

Owner/Applicant/Contact:

Michael and Cynthia Merritt, 2505 Lyons Avenue NE, Renton, WA 98059

File Number:

LUA16-000022, SHPL-A

Project Manager:

Jill Ding, Senior Planner

Project Summary:

The applicant is requesting preliminary short plat approval for the subdivision of an existing 210,567 square foot (4.83 acre) site into 5 lots and 3 tracts (Tracts A, B, and C). The project site is located within the Residential-1 (R-1) zone and the May Valley Urban Separator. The proposed lots would have areas of: 14,822 sq. ft. (Lot 1), 14,252 sq. ft. (Lot 2), 16,188 sq. ft. (Lot 3), 23,664 sq. ft. (Lot 4), and 27,378 sq. ft. (Lot 5). Tract A is proposed as an open space tract, Tract B is proposed as an irrigation pump house tract, Tract C is proposed as a shared driveway. Access to the proposed lots would be provided via a 26-foot wide shared driveway (Tract C), which terminates in a hammerhead turnaround. An existing single family residence is proposed to remain on Lot 4, the existing asphalt driveway serving Lot 4 would be removed as part of the short plat development, and a new access driveway would be provided off of the proposed shared driveway (Tract C). Sensitive slopes (slopes with grades between 25 and 40 percent) and a high erosion hazard area are mapped on the project site.

Project Location:

2505 Lyons Avenue NE

Site Area:

210,567 square feet (4.83 acres)



Project Location Map

B. EXHIBITS:

- Exhibit 1: Staff Report
- Exhibit 2: Short Plat Plan
- Exhibit 3: Landscape Plan
- Exhibit 4: Arborist Report
- Exhibit 5: Tree Removal Plan
- Exhibit 6: Drainage Report, prepared by Offe Engineers, PLLC (November 20, 2015)
- Exhibit 7: Conceptual Drainage/Utilities Plan
- Exhibit 8: Conceptual Grading Plan
- Exhibit 9: Geotechnical Services Report, prepared by Gary A. Flowers, PLLC (date October 22, 2015)
- Exhibit 10: Public Comment email from Betsy Reamy
- Exhibit 11: Public Comment emails and letter from Claudia Donnelly
- Exhibit 12: Staff Response to Betsy Reamy
- Exhibit 13: Staff Response to Claudia Donnelly
- Exhibit 14: Building Height Code Interpretation (CI-73)
- Exhibit 15: Tree Retention Worksheet
- Exhibit 16: Advisory Notes to Applicant

C. GENERAL INFORMATION:

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| 1. Owner(s) of Record: | Michael and Cynthia Merritt
2505 Lyons Avenue NE
Renton, WA 98059 |
| 2. Zoning Classification: | Residential-1 (R-1), May Valley Urban Separator |
| 3. Comprehensive Plan Land Use Designation: | Residential Low Density (LD) |
| 4. Existing Site Use: | Existing single family residence (proposed to remain), two sheds (one to remain and one to be removed), and a pump house (proposed to remain). |
| 5. Critical Areas: | Sensitive slopes and a high erosion hazard area are mapped on the project site. |
| 6. Neighborhood Characteristics: | |
| a. North: | <i>Single Family Residential, R-1</i> |
| b. East: | <i>Single Family Residential, R-1</i> |
| c. South: | <i>Single Family Residential, R-1</i> |
| d. West: | <i>Single Family Residential, R-1</i> |
| 6. Site Area: | 4.83 acres |

D. HISTORICAL/BACKGROUND:ActionLand Use File No.Ordinance No.Date

Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Annexation	N/A	5142	06/01/2005

E. PUBLIC SERVICES:**1. Existing Utilities**

- a. Water: Water service will be provided by the Water District 90.
- b. Sewer: Sewer service is provided by the City of Renton. There is an existing sewer main in Lyons Avenue NE.
- c. Surface/Storm Water: There are stormwater mains located in Lyons Avenue NE fronting the subject property.

2. Streets: The subject property fronts on Lyons Avenue NE, which is classified as a residential access street.**3. Fire Protection:** City of Renton Fire Department**F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:****1. Chapter 2 Land Use Districts**

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-070: Zoning Use Table
- c. Section 4-2-110: Residential Development Standards
- d. Section 4-2-115: Residential Design and Open Space Standards

2. Chapter 3 Environmental Regulations

- a. Section 4-3-050: Critical Area Regulations

3. Chapter 4 Property Development Standards**4. Chapter 6 Streets and Utility Standards**

- a. Section 4-6-060: Street Standards

5. Chapter 7 Subdivision Regulations

- a. Section 4-7-070: Detailed Procedures for Short Subdivision

6. Chapter 11 Definitions**G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:****1. Land Use Element****H. FINDINGS OF FACT (FOF):**

1. The Planning Division of the City of Renton accepted the above master application for review on January 14, 2016 and determined the application complete on January 28, 2016. The project complies with the 120-day review period.
2. The project site is located at 2505 Lyons Avenue NE.

3. The project site is currently developed with an existing single family residence (proposed to remain), two sheds (one to remain and one to be removed), and a pump house (proposed to remain).
4. Access to the site would be provided via a new 26-foot wide shared driveway off of Lyons Avenue NE.
5. The property is located within the Residential Low Density (LD) Comprehensive Plan land use designation.
6. The site is located within the Residential-1 (R-1) zoning classification and the May Valley Urban Separator.
7. There are approximately 64 trees located within the proposed development area of Lots 1-5. All but 5 of these trees will be removed as part of the development of the short plat. In addition, there are well over 100 trees (75+ over 12 inches in calier) within the proposed open space tract (Tract A) that would be retained as part of the development of the short plat.
8. The site is mapped with sensitive slopes and a high erosion hazard area.
9. Approximately 785 cubic yards of material would be cut on site and approximately 115 cubic yards of fill is proposed to be brought into the site.
10. The applicant is proposing to begin construction in winter/spring of 2016 and end in summer/fall of 2016.
11. Staff received two public comment letters (Exhibits 10 & 11). To address public comments the following report contains analysis related to drainage, tree retention, density, and lot size.
12. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.
13. **Comprehensive Plan Compliance:** The site is designated Residential Low Density (LD) on the City's Comprehensive Plan Map. Lands constrained by sensitive areas, those intended to provide transition to the rural area, or those appropriate for larger lot housing are placed within the Residential Low Density land use designation to allow for a range of lifestyles. The proposal is compliant with the following Comprehensive Plan Goals and Policies if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	Policy L-3: Encourage infill development of single-family units as a means to meet growth targets and provide new housing.
✓	Goal L-I: Utilize multiple strategies to accommodate residential growth, including: <ul style="list-style-type: none"> • Development of new single-family neighborhoods on large tracts of land outside the City Center, • Development of new multi-family and mixed-use in the City Center and in the Residential High Density and Commercial Mixed Use designations, and • Infill development on vacant and underutilized land in established neighborhoods and multi-family areas.
✓	Goal L-T: Create a functioning and exemplary urban forest that is managed at optimum levels for canopy, health, and diversity.
✓	Policy L-25: Manage urban forests to maximize ecosystem services such as stormwater management, air quality, aquifer recharge, other ecosystem services, and wildlife

	habitat.
✓	Goal L-BB: Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.
✓	Goal L-FF: Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development.
✓	Policy L-49: Address privacy and quality of life for existing residents by considering scale and context in infill project design.
✓	Policy L-56: Preserve natural landforms, vegetation, distinctive stands of trees, natural slopes, and scenic areas that contribute to the City's identity, preserve property values, and visually define the community and neighborhoods.

14. **Zoning Development Standard Compliance:** The site is classified Residential-1 (R-1) on the City's Zoning Map. The Residential-1 Zone (R-1) is established to provide and protect suitable environments for residential development of lands characterized by pervasive critical areas where limited residential development will not compromise critical areas. It is intended to implement the Low Density Residential Comprehensive Plan designation. The zone provides for suburban estate single family and clustered single family residential dwellings, at a maximum density of one dwelling unit per net acre, and allows for small scale farming associated with residential use. Density bonus provisions, of up to eighteen (18) dwelling units per acre, are intended to allow assisted living to develop with higher densities within the zone. It is further intended to protect critical areas, provide separation between neighboring jurisdictions through designation of urban separators as adopted by the Countywide Policies, and prohibit the development of incompatible uses that may be detrimental to the residential or natural environment. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	R-1 Zone Develop Standards and Analysis
✓	<p>Density: There is no minimum density required in the R-1 zone. For parcels that are in designated urban separators in the R-1 zone, up to one unit per gross acre may be permitted. All fractions which result from density calculations shall be truncated at two (2) numbers past the decimal (e.g., 4.5678 becomes 4.56). Calculations for minimum or maximum density which result in a fraction that is 0.50 or greater shall be rounded up to the nearest whole number. Those density calculations resulting in a fraction that is less than 0.50 shall be rounded down to the nearest whole number.</p> <p><i><u>Staff Comment:</u> Based on the 210,567 square foot gross site area, the proposal for 5 lots on the project site would result in a net density of 1.04 dwelling units per acre (5 lots / 4.83 acres = 1.04 du/ac), which meets the maximum density requirements of the R-1 zone.</i></p>
✓	<p>Lot Dimensions: The minimum lot size permitted in the R-1 zone is 1 acre, within designated urban separators, clustering is required; individual lots shall not be less than 10,000 sq. ft. Cluster development in the R-1 zone, shall comply with the R-4 development standards for lot width and lot depth. A minimum lot width for cluster development of 70 feet is required (80 feet for corner lots) and a minimum lot depth of 100 feet is required.</p> <p>The following table identifies the proposed approximate dimensions for Lots 1-5 and Tracts A, B, and C.</p>

	Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)
	Lot 1	14,822	130.01	114.01
	Lot 2	14,252	125.01	114.01
	Lot 3	16,188	124.29	114.01
	Lot 4	23,664	140.01	143.01
	Lot 5	27,378	184.00	127.00
	Tract A	105,284	N/A	N/A
	Tract B	191	N/A	N/A
	Tract C	8,789	N/A	N/A
	<i>Staff Comment: The proposed lots would comply with the minimum lot size, width, and depth requirements for cluster development in the R-1 zone.</i>			
✓	<p>Setbacks: The required setbacks for the R-1 zone are as follows: front yard is 30 feet, side yard is 15 feet, side yard along the street 30 feet, and the rear yard is 30 feet.</p> <p><i>Staff Comment: The existing residence proposed to remain on Lot 4 would maintain a 50-foot front yard setback, a 45-foot rear setback, and a minimum 15-foot side yard setback, which complies with the setback requirements for the R-1 zone. The setbacks for the residences proposed to be constructed on Lots 1-3 and 5 would be verified at the time of building permit review.</i></p> <p><i>An existing shed is located within Open Space Tract A and would be removed as part of the short plat development. Staff recommends, as a condition of approval, that a demolition permit be obtained and all required inspections be completed for the removal of the shed within Tract A prior to short plat recording.</i></p>			
Compliant if condition of approval is met	<p>Building Standards: The R-1 zone has a maximum building coverage of 20% and a maximum impervious surface coverage of 25%. A Code Interpretation (CI-73) (Exhibit 14) was adopted regarding building height requirements. In the R-1 zone, a maximum building height of 2 stories with a wall plate height of 24 feet is permitted. Roofs with a pitch equal to or greater than 4:12 may project an additional six (6) vertical feet from the maximum wall plate height; common rooftop features, such as chimneys, may project an additional four (4) vertical feet from the roof surface. Non-exempt vertical projections (e.g., decks, railings, etc.) shall not extend above the maximum wall plate height unless the projection is stepped back one-and-a-half (1.5) horizontal feet from each façade for each one (1) vertical foot above the maximum wall plate height.</p> <p>Wall plates supporting a roof with only one (1) sloping plane (e.g., shed roof) may exceed the stated maximum if the average of wall plate heights is equal or less than the maximum wall plate height allowed.</p> <p><i>Staff Comment: The existing single family residence proposed to remain on Lot 4 would have a building coverage of 15 percent (3,620 square foot building foot print / 23,664 square foot lot area = 15%) and an impervious surface coverage of 27 percent (6,410 square feet of impervious surface / 23,664 square foot lot area = 27%). The existing single family residence would comply with the building coverage requirements of the R-1 zone; however it would exceed the maximum impervious surface requirements. Building height, building coverage, and impervious surface coverage for</i></p>			

	<p><i>the new single family residences would be verified at the time of building permit review.</i></p> <p><i>Staff recommends, as a condition of approval, that the short plat layout be revised, by adjusting the size of proposed Lots 1 – 3 or removal of existing impervious surface on Lot 4, to ensure that the existing residence proposed to remain on Lot 4 complies with the maximum impervious surface requirements of the R-1 zone. Compliance with this condition shall not be met by reducing the size of open space in Tract A. A revised short plat layout and impervious surface calculations shall be submitted to the Current Planning Project Manager at the time of Utility Construction Permit review for review and approval.</i></p>
<p>Compliant if condition of approval is met</p>	<p>Landscaping: The City's landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard subject to approval of the Administrator. A minimum of two trees are to be located in the front yard prior to final inspection for the new Single Family Residence.</p> <p><i>Staff Comment: A Conceptual Landscape Plan (Exhibit 3) was submitted with the short plat application materials. A 10-foot onsite landscape strip is proposed along the site's Lyons Avenue NE street frontage. A Plant Schedule was included on the Landscape Plan (Exhibit 3), the following plants are proposed within the onsite landscape strip: Western Red Cedar, dwarf burning bush, low Oregon grape, redleaf barberry, and kinnikinnick.</i></p> <p><i>In addition, the existing trees and lawn within the undeveloped right-of-way between the project site and sidewalk is proposed to remain. Any lawn area disturbed as a result of construction activities is proposed to be replaced.</i></p> <p><i>The proposed Conceptual Landscape Plan complies with the City's landscaping regulations. Staff recommends, as a condition of approval, that a detailed landscape plan be submitted at the time of Utility Construction Permit Review for review and approval by the Current Planning Project Manager. On-site landscaping shall be installed prior to Certificate of Occupancy for the individual homes, landscaping within the right-of-way shall be installed prior to short plat recording.</i></p>
<p>Compliant if condition of approval is met</p>	<p>Tree Retention: The City's adopted Tree Retention and Land Clearing Regulations require the retention of 30 percent of trees in a residential development.</p> <p>Significant trees shall be retained in the following priority order:</p> <p>Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches (18") caliper.</p> <p>Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non-</p>

native trees.

Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/ or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.

A minimum tree density shall be maintained on each residentially zoned lot. For detached single family development, the minimum tree density is two (2) significant trees for every five thousand (5,000) square feet. The tree density may consist of existing trees, replacement trees, trees required pursuant to RMC 4-4-070F1, Street Frontage Landscaping Required, or a combination.

Staff Comment: A Tree Retention Plan (Exhibit 5), Tree Retention Worksheet (Exhibit 15), and Conceptual Landscape Plan (Exhibit 3) were submitted with the project application materials. According to the Tree Retention Worksheet (Exhibit 15), a total of 64 trees are located within the vicinity of the developable portion of the project site (note: there are more than 64 trees located on the project site, the 64 tree that are mapped are the trees located closest to the developable area and were counted to demonstrate the proposal's compliance with the tree retention requirements. The additional trees that were not counted are located within the northern portion of proposed Open Space Tract A and would be retained). Of the existing 64 trees, three were deemed dangerous (see Arborist Report, Exhibit 4) and ten are within the shared driveway tract (Tract C). Of the 51 remaining trees, 30% or 15 trees are required to be retained. The applicant is proposing to retain 22 trees, which is more than the minimum requirement.

Per RMC 4-4-070 G. 3 where possible, existing trees, rock outcroppings, and mature ornamental landscaping shall be preserved and incorporated in the landscape layout and can be counted towards required landscaping. Development or redevelopment of properties shall retain existing trees when possible and minimize the impact of tree loss during development. There are some healthy trees located along the east side of Lots 1 and 5 that appear viable for retention, specifically trees identified with the following numbers: 27-30, 39, 40, 50, and 60-64. Staff recommends, as a condition of approval, that the applicant provide a final tree retention plan included the following additional trees for retention: 27-30, 39, 40, 50, and 60-64. The final tree retention plan shall be submitted at the time of Utility Construction Permit review for review and approval by the Current Planning Project Manager.

In addition, a tree planting plan was included on the Conceptual Landscape Plan (Exhibit 3). To meet the minimum tree density requirements, the applicant is proposing to plant two trees (minimum 1 ½ inch caliper) on each new lot and retain a total of 5 trees on Lot 5. To comply with the minimum tree density requirements, the applicant is required to retain or plant 2 significant trees, or gross equivalent caliper inches, per 5,000 square feet of lot area. Based on the lot areas proposed, the applicant would be required to provide a minimum of 6 trees on Lots 1-3, 9 trees on Lot 4, and 11 trees on Lot 5. Compliance with this requirement may be achieved through the installation of additional trees, retention of existing trees, or a combination thereof. In order to comply with the minimum tree density requirements, staff recommends, as a condition of approval, that a detailed landscape plan be submitted at the time of Utility Construction Permit Application. The detailed landscape plan shall demonstrate compliance with minimum tree density requirement. Compliance with this requirement may be accomplished through the installation of minimum 2 inch caliper trees or

	<i>through the retention of existing trees or a combination thereof. The revised landscape plan shall be submitted to the Current Planning Project Manager for review and approval. The trees shall be installed prior to the issuance of a Certificate of Occupancy for the new homes.</i>
Compliant if condition of approval is met	<p>Parking: Parking regulations require that a minimum of two parking spaces be provided for each detached dwelling.</p> <p>Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 16 feet in width at the property line. Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.</p> <p><u>Staff Comment:</u> The existing single family residence proposed to remain on Lot 4 provides adequate area for the parking of a minimum of two vehicles. The current driveway access located along the south property line would be removed and a new driveway would extend off the end of the proposed shared driveway (Tract C). There is an existing slope in the area of the proposed driveway with a grade of approximately 22 percent. To ensure that the new driveway to the existing residence complies with the driveway standards, staff recommends, as a condition of approval, that the applicant provide a grading plan and profile for the new driveway on Lot 4 demonstrating compliance with the maximum 15 percent driveway slope requirements, if the driveway slope exceeds 8 percent a slotted drain shall be provided at the lower end of the driveway. A detailed grading plan shall be submitted at the time of Utility Construction Permit review for review and approval by the Current Planning Project Manager prior to the issuance of the Construction Permit.</p> <p>Parking requirements and driveway grades for the new residences proposed on Lots 1-3 and 5 would be verified at the time of building permit review.</p>
N/A	<p>Fences and Retaining Walls: In any residential district, the maximum height of any fence, hedge or retaining wall shall be seventy two inches (72"). Except in the front yard and side yard along a street setback where the fence shall not exceed forty eight inches (48") in height.</p> <p>There shall be a minimum three-foot (3') landscaped setback at the base of retaining walls abutting public rights-of-way.</p> <p><u>Staff Comment:</u> No fences or retaining walls are proposed.</p>

15. **Design Standards:** Not applicable in the R-1 zoning designation.

16. **Critical Areas:** Project sites which contain critical areas are required to comply with the Critical Areas Regulations (RMC 4-3-050). The proposal is consistent with the Critical Areas Regulations, if all conditions of approval are complied with:

N/A	<p>Geologically Hazardous Areas: Based upon the results of a geotechnical report and/or independent review, conditions of approval for developments may include buffers and/or setbacks from buffers.</p> <p><u>Staff Comment:</u> Sensitive slopes are mapped on the western portion of the project site. Sensitive slopes are slopes with a grade that exceeds 25 percent, but is less than</p>
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40 percent. A Geotechnical Services Report (Exhibit 9), prepared by Gary A. Flowers, PLLC, dated October 22, 2015 was provided with the short plat application materials. According to the submitted report (Exhibit 9), the steepest slopes on the project site have grades less than 25 percent. Slopes with grades less than 25 percent do not qualify as sensitive slopes, therefore there are no critical areas located on the project site.

17. **Compliance with Subdivision Regulations:** RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:

Compliance	Subdivision Regulations and Analysis
<p>Compliant if condition of approval is met</p>	<p>Access: Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.</p> <p>The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').</p> <p><u>Staff Comment:</u> Access to the proposed lots would be provided via a 26-foot wide shared driveway which terminates in a hammerhead turnaround. The proposed 26-foot wide shared driveway exceeds the minimum 20-foot width requirement for emergency access. The shared driveway would have a length of 300 feet, which exceeds the maximum length of 200 feet permitted for a shared driveway. A modification to the driveway standards may be requested for a driveway which exceeds the maximum 200-foot length requirement. Staff recommends, as a condition of approval, that the applicant submit a modification request to the shared driveway standards in accordance with RMC 4-9-250 to exceed the maximum length permitted of 200 feet for a shared driveway. This modification request shall be submitted to the Current Planning Project Manager at the time of or prior to Utility Construction Permit review for review.</p> <p>Lots 1 and 5 have frontage along Lyons Avenue NE, however to reduce the number of curb cuts on Lyons Avenue NE, staff recommends, as a condition of approval, that Lots 1 and 5 be required to take access from the proposed shared driveway. A note to this effect shall be recorded on the face of the short plat.</p> <p>The width of the individual driveways would be verified at the time of building permit review for the new residences.</p>
<p>N/A</p>	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p> <p><u>Staff Comment:</u> No blocks are proposed.</p>
<p>Compliant if condition of approval is met</p>	<p>Lots: The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the Subdivision Regulations and the Development Standards of the R-1 zone and allow for reasonable infill of developable land. All of the proposed lots meet the requirements for minimum lot size, depth, and width.</p> <p><u>Staff Comment:</u> The proposed lots are rectangular in shape and are oriented to provide front yard areas facing the shared driveway. As discussed above under FOF 14 all lots meet the minimum dimensional requirements for Cluster Development within the May Valley Urban Separator in the R-1 zone.</p> <p>Lot 4 is currently designed as a pipestem lot. Per RMC 4-7-170 G. Pipestem lots may be permitted for new plats to achieve the minimum density within the Zoning Code when there is no other feasible alternative to achieving the minimum density. There is no</p>

	<p>minimum density requirement in the R-1 zone, therefore the pipestem serving Lot 4 shall be eliminated. Staff recommends as a condition of approval, that the shared driveway be extended further to the west eliminating the pipstem proposed to serve Lot 4, this extension should be reflected in the driveway modification request noted above under "Access".</p>
<p>Compliant if condition of approval is met</p>	<p>Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.</p> <p><u>Staff Comment:</u> The proposed project fronts Lyons Ave NE, which is classified as a residential access street. The minimum right-of-way (ROW) width required for this street classification is 53 feet. The existing right of way width in Lyons Ave NE varies from 48 feet to 78 feet, the narrowest ROW being at the southeast corner of the property. ROW dedication will be required to provide a minimum of 53 feet of ROW across the full length of the property. This dedication will vary from approximately 5 feet to 0 feet depending on final survey.</p> <p>To meet the City's complete street standards, street improvements, including a pavement width of 26 feet from the center line, curb, gutter, an 8-foot planter strip, 5-foot sidewalk, and storm drainage improvements are required to be constructed in the right-of-way fronting the site per RMC 4-6-060. The applicant may submit an application to the City requesting a modification to keep the existing street frontage improvements and existing ROW width in Lyons Ave NE as outlined in RMC 4-9-250D.</p> <p>Staff recommends, as a condition of approval, that the applicant either submit plans showing the required right-of-way dedication and frontage improvements at the time of Utility Construction Permit review or submit a modification request to keep the existing frontage improvements as outlined in RMC 4-9-250D.</p> <p>Payment of the transportation impact fee is applicable on the construction of the single family houses at the time of application for the building permit. The current rate of transportation impact fee is \$2,951.17 per new single family house. Traffic impact fees will be owed at the time of building permit issuance. Based on the City's current fee schedule, estimated traffic impact fees for the proposed development will be \$11,804.68. Fees are subject to change. The transportation impact fee that is current at the time of building permit application will be levied.</p>
✓	<p>Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses.</p> <p><u>Staff Comment:</u> The proposed short plat is surrounded by existing detached single family residences located within the R-1 zone. In addition, properties to the north and west are also located within the May Valley Urban Separator. The proposed lots are similar in size and shape to the existing surrounding development pattern.</p>
	<p>Compatibility: If a subdivision is located in the area of an officially designed trail, provisions shall be made for reservation of the right-of-way or for easements to the City for trail purposes.</p> <p><u>Staff Comment:</u> Per RMC 4-7-120C, if a subdivision is located in the area of an officially designated trail, provision shall be made for reservation of the right-of-way or for easement to the City for trail purposes. The City of Renton Community Services Department has reviewed the proposal and has determined the site is located in an area officially designated for a trail; therefore a 15-foot wide trail easement is needed across the Open Space Tract A to provide a trail connection from the existing trail system constructed on the Langley Ridge Plat (City File No. LUA07-059, King County Recording</p>

	No. 20080212000465) to Lyons Avenue NE. Staff recommends, as a condition of approval, that the Renton Community Services Department be permitted to construct a trail and record a perpetual easement for trail over Open Space Tract A. The owners shall upon the recording of this short plat, dedicate a public 15-foot wide pedestrian trail easement across Open Space Tract A. The trail shall be for future construction by the City to be accessible to the public. The Open Space Tract A shall be posted with signs indicating the area as non-revocable open space and site for a future public trail connection. The maintenance agreement and responsible party(ies) shall be noted on the face of the plat and added to the CC&R's.
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18. **Urban Separator Overlay:** The project site is located within the May Valley Urban Separator Overlay.

Compliance	Urban Separator Overlay Analysis
✓	<p>Dedication of Open Space Required: Approval of a plat, and/or building permit on an undeveloped legal lot in the May Valley Urban Separator Overlay shall require dedication of fifty percent (50%) of the gross land area of the parcel or parcels as a non-revocable open space tract retained by the property owner, or dedicated to a homeowners association or other suitable organization as determined by the Administrator.</p> <p><u>Staff Comment:</u> The total site area is 210,567 square feet. To comply with the required open space dedication requirement, the applicant would be required to dedicate 105,284 square feet within an open space tract. The applicant is proposing to retain 105,284 square feet of the total project within an open space tract (Tract A), which would be dedicated to a Home Owners Association upon recording of the short plat.</p> <p>Staff recommends, as a condition of approval, that a Home Owners Association be established prior to recording of the short plat. The Home Owners Association shall be responsible for the ownership and maintenance of all common improvements.</p>
Compliant if condition of approval is met	<p>Standards Within Entire Urban Separator: Forest/vegetation clearing shall be limited to a maximum of thirty five percent (35%) of the gross acreage of the site. Forest/vegetation clearing greater than thirty five percent (35%) of individual building sites may be approved to allow grading for a home site; provided, that: (a) A landscape plan is provided for each building site showing compensating replanting of species with the same or better water retention and erosion control functions; (b) Five percent (5%) additional replacement landscaping per site is provided; (c) Plant caliper is sufficient to achieve needed water retention and erosion control functions; (d) Individual trees or stands of trees are retained when feasible. Feasibility is defined as locations and tree health sufficient to ensure continued viability of the tree and safety of structures within the developed portion of the lot; and (e) The landscape plan provides massing of plant material to create either a connection to required open space or is of sufficient size to create functional wildlife habitat.</p> <p><u>Staff Comment:</u> To demonstrate compliance with this requirement, clearing of the site would either be limited to 35% of the gross site acreage, or 73,698 square feet. As an alternative, the applicant may elect to submit a landscape plan mitigating for the replacement of vegetation beyond the 35% gross site area. Staff recommends, as a condition of approval, that the applicant demonstrate compliance with the Urban Separator standards outlined under RMC 4-3-110E.5 prior to the issuance of the Utility Construction Permit. Staff further recommends that a note be recorded on the face of</p>

	<i>the final short plat identifying the maximum clearing areas available on each individual lot.</i>
Compliant if condition of approval is met	<p>Modification of Mapped Contiguous Open Space: Modification of the open space configuration may be approved where: a. Site specific data confirms that the adopted contiguous open space corridor map includes more than the required gross area for any parcel; or b. The applicant can demonstrate a configuration of contiguous open space that provides better or equal provision of the open space requirement. Modifications to the contiguous open space corridor shall be remapped during the City's annual RMC Title 4 review process.</p> <p><i>Staff Comment: The proposed short plat layout includes a modification of the open space configuration as mapped under RMC 4-3-110C.1. Staff recommends, as a condition of approval, that the applicant submit a request to modify the open space configuration as mapped in RMC 4-3-110C.1. The modification request shall address the criteria outlined under RMC 4-3-110E.6 and shall be submitted at the time of Utility Construction Permit Review to the Current Planning Project Manager for review and approval.</i></p>

19. Availability and Impact on Public Services:

Compliance	Availability and Impact on Public Services Analysis
✓	<p>Police and Fire: Police and Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. Fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit issuance.</p>
✓	<p>Schools: It is anticipated that the Issaquah School District can accommodate any additional students generated by this proposal at the following schools: Newcastle Elementary, Maywood Middle School and Liberty High School. Any new students from the proposed development would be bussed to their schools. The stop is located approximately 0.16 miles from the project site at NE 26th Street and Nile Avenue NE. Students would walk to the north along the existing sidewalk along Lyons Avenue NE then west along the existing sidewalk along NE 26th Street to the intersection with Nile Avenue NE. The existing sidewalks provide a safe walking route to the school bus stop.</p> <p>A School Impact Fee, based on new single-family lots, will be required in order to mitigate the proposal's potential impacts to the Issaquah School District. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$4,635.00 per single family residence.</p>
✓	<p>Parks: A Park Impact Fee would be required for the new single family homes. The current Park Impact Fee is \$1,887.94. The fee in effect at the time of building permit application is applicable to this project and is payable at the time of building permit issuance.</p>
✓	<p>Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><i>Staff Comment: A Drainage Report, dated November 20, 2015, was submitted by Offe</i></p>

	<p><i>Engineers, PLLC (Exhibit 6) with the short plat application. Based on the City of Renton's flow control map, this site falls within the Flow Control Duration Standard for Forested Conditions. The development is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the City of Renton Amendments to the KCSWDM. All core and special requirements have been discussed in the provided drainage report (Exhibit 6).</i></p> <p><i>The subject property has two separate discharge points. The southerly portion of the property discharges to the south into a ditch which runs along the southern property line. From there it flows downstream, into Greene's Creek and finally into a large wetland area associated with May Creek. The remaining runoff from the existing site includes one single family residence which contains infiltration trenches to mitigate the roof runoff from the property. The remaining area of the property sheet flows into the public storm system along the west side of Lyons Ave NE.</i></p> <p><i>The location of the existing infiltration trenches for the existing residence is not evident on the plans. If the existing trenches services the existing residence fall outside of the proposed boundary line for the lot, an easement will be required.</i></p> <p><i>The development proposes the use of infiltration trenches to be located on each new property to mitigate the added impervious surfaces created by the subject property. Based on the drainage report provided, the project is exempt from providing additional flow control facilities since the increase in the developed runoff from the existing runoff is less than 0.10 cfs in the existing 100 year peak flow. Should any changes in the proposed project result in an increase to the 100 year peak flow, the use of onsite flow control facilities will need to be reevaluated at that time.</i></p> <p><i>As currently designed, the project creates less than 5,000 square feet of new pollution generating impervious surface (PGIS), and is therefore exempt from water quality treatment as defined in the 2009 KCSWDM. Should any changes in the proposed project result in an increase to the PGIS, the use of onsite water quality facilities will need to be reevaluated at that time. No downstream flooding or erosion issues were identified in the drainage report.</i></p> <p><i>A surface water development fee of \$1,485.00 per new dwelling unit will apply. The project proposes the addition of (4) new single family residences. The total fee is \$5,940.00. This is payable prior to issuance of the utility construction permit.</i></p>
✓	<p>Water: The applicant shall provide a water availability certificate from Water District 90. A copy of the approved water plan from Water District 90 shall be provided to the City prior to approval of the Utility Construction Permit.</p> <p>A pump house is currently located on the project site. The applicant is proposing to retain the pump house within a tract (Tract B) for landscape irrigation purposes. Tract B is a landlocked tract within the open space tract (Tract A). If access is required to the pump house over Tract A, an access easement is required. Per RMC 4-3-110E.3, small and medium utilities and large underground utilities are permitted within the open space tract (Tract A); therefore it does not appear that a separate tract is required for the pump house. In addition, utilities easements and emergency service access roads are permitted within the open space tract (Tract A), in accordance with RMC 4-3-110E.3.f. Staff recommends, as a condition of approval, that the short plat be revised to either remove Tract B from the short plat or that an access easement be provided to Tract B. The revised short plat shall be submitted at the time of Utility Construction Permit Review for review and approval by the Current Planning Project Manager.</p>
✓	<p>Sanitary Sewer: There is an 8 inch sanitary sewer main in Lyons Ave NE. The applicant</p>

has proposed an 8 inch extension from the sanitary sewer main in Lyons Ave NE through the development in order to provide sanitary sewer services to each of the 5 proposed lots.

Wastewater system development charges (SDC) are applicable to each lot. SDC fee for sewer is based on the size of the new domestic water meters to serve the project. SDC fees for up to a 1 inch meter is \$2,242.00 per meter.

The Honey Creek Sewer Interceptor Special Assessment District (SAD) fee is applicable to the proposed development. The SAD fee is \$250.00 per lot.

The development is proposing connection of 4 new homes and 1 existing home to the public sewer system. The total fee is \$12,460.00. This is payable prior to issuance of the utility construction permit.

I. CONCLUSIONS:

1. The subject site is located in the Residential Low Density (LD) Comprehensive Plan designation and complies with the goals and policies established with this designation of all conditions of approval are met, see FOF 13.
2. The subject site is located in the R-1 zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 14.
3. The Residential Design and Open Space Standards are not applicable to development in the R-1 zone, see FOF 15.
4. There are no Critical Areas located on the project site, see FOF 16.
5. The proposed short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with, see FOF 17.
6. The proposed short plat complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein, see FOF 17.
7. The proposed short plat complies with the Urban Separator Overlay Regulations, see FOF 18.
8. There are safe walking routes to the school bus stop, see FOF 19.
9. There are adequate public services and facilities to accommodate the proposed short plat, see FOF 19.

J. DECISION:

The Merritt Preliminary Short Plat, File No. LUA16-000022, as depicted in Exhibit 2, is approved and is subject to the following conditions:

1. A demolition permit shall be obtained and all required inspections be completed for the removal of the shed within Tract A prior to short plat recording.
2. The short plat layout shall be revised, by adjusting the size of proposed Lots 1 – 3 or removal of existing impervious surface on Lot 4, to ensure that the existing residence proposed to remain on Lot 4 complies with the maximum impervious surface requirements of the R-1 zone. Compliance with this condition shall not be met by reducing the size of open space in Tract A. A revised short plat layout and impervious surface calculations shall be submitted to the Current Planning Project Manager at the time of Utility Construction Permit review for review and approval prior to issuance of the construction permit.
3. A detailed landscape plan shall be submitted at the time of Utility Construction Permit Application. The detailed landscape plan shall demonstrate compliance with minimum tree density requirement. Compliance with this requirement may be accomplished through the installation of minimum 2 inch

caliper trees or through the retention of existing trees or a combination thereof. The revised landscape plan shall be submitted to the Current Planning Project Manager for review and approval. The trees shall be installed prior to the issuance of a Certificate of Occupancy for the new homes.

4. The applicant shall provide a final tree retention plan included the following additional trees for retention: 27-30, 39, 40, 50, and 60-64. The final tree retention plan shall be submitted at the time of Utility Construction Permit review for review and approval by the Current Planning Project Manager.
5. The applicant shall provide a grading plan and profile for the new driveway on Lot 4 demonstrating compliance with the maximum 15 percent driveway slope requirements, provided if the driveway slope exceeds 8 percent a slotted drain shall be provided at the lower end of the driveway. A detailed grading plan shall be submitted at the time of Utility Construction Permit review for review and approval by the Current Planning Project Manager prior to the issuance of the Construction Permit.
6. The applicant shall submit a modification request to the shared driveway standards in accordance with RMC 4-9-250 to exceed the maximum length permitted of 200 feet for a shared driveway and accommodate condition 7. This modification request shall be submitted to the Current Planning Project Manager at the time of Utility Construction Permit review for review and approval.
7. The shared driveway shall be extended further to the west eliminating the pipstem proposed to serve Lot 4, unless is it determined by the Fire Department that the driveway cannot be extended without a cul-de-sac.
8. Lots 1 and 5 shall be required to take access from the proposed shared driveway. A note to this effect shall be recorded on the face of the short plat.
9. The applicant shall either submit plans showing the required right-of-way dedication and frontage improvements along Lyons Avenue NE at the time of Utility Construction Permit review or submit and receive approval of a modification request to keep the existing frontage improvements as outlined in RMC 4-9-250D.
10. The Renton Community Services Department shall be permitted to construct a trail and record a perpetual easement for trail over Open Space Tract A. The owners shall upon the recording of this short plat, dedicate a public 15-foot wide pedestrian trail easement across Open Space Tract A. The trail shall be for future construction by the City to be accessible to the public. The Open Space Tract A shall be posted with signs indicating the area as non-revocable open space and site for a future public trail connection. The maintenance agreement and responsible party(ies) shall be noted on the face of the plat and added to the CC&R's.
11. A Home Owners Association shall be established prior to recording of the short plat. The Home Owners Association shall be responsible for the ownership and maintenance of all common improvements. HOA documents shall be submitted for review and approval by the Current Planning Project Manager and the City Attorney prior to short plat recording.
12. The applicant shall demonstrate compliance with the Urban Separator standards outlined under RMC 4-3-110E.5 prior to the issuance of the Utility Construction Permit. In addition, a note shall be recorded on the face of the final short plat identifying the maximum clearing areas available on each individual lot.
13. The applicant shall submit a request to modify the open space configuration as mapped in RMC 4-3-110C.1. The modification request shall address the criteria outlined under RMC 4-3-110E.6 and shall be submitted at the time of or before the Utility Construction Permit application to the Current Planning Project Manager for review and approval.
14. The short plat shall be revised to either remove Tract B from the short plat or an access easement be provided to Tract B. The revised short plat shall be submitted at the time of Utility Construction Permit application for review and approval by the Current Planning Project Manager.

March 10, 2016

Page 17 of 18

DATE OF DECISION ON LAND USE ACTION:**SIGNATURE:****Jennifer Henning, Planning Director****Date***TRANSMITTED this 10th day of March, 2016 to the Owner/Applicant/Contact:*

Owner/Applicant/Contact:
Michael and Cynthia Merritt
2505 Lyons Avenue NE
Renton, WA 98059

TRANSMITTED this 10th day of March, 2016 to the Parties of Record:

Jeanne Gammon
1626 Grant Avenue S, D203
Renton, WA 98055

Charles Reamy
2502 Lyons Avenue NE
Renton, WA 98059

Paul Hays
5304 NE 24th Court
Renton, WA 98059

John Todderud
5316 NE 24th Court
Renton, WA 98059

Claudia Donnelly
10415 147th Avenue SE
Renton, WA 98059

Howard Friedrich
2401 Lyons Avenue NE
Renton, WA 98059

TRANSMITTED this 10th day of March, 2016 to the following:

Chip Vincent, CED Administrator
Brianne Bannwarth, Development Engineering Manager
Jan Conklin, Development Services
Vanessa Dolbee, Current Planning Manager
Fire Marshal

K. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on March 24, 2016. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110.B governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

EXPIRATION: The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070.M.

RECONSIDERATION: Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will

be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

[illegible]

BOOK/PAGE

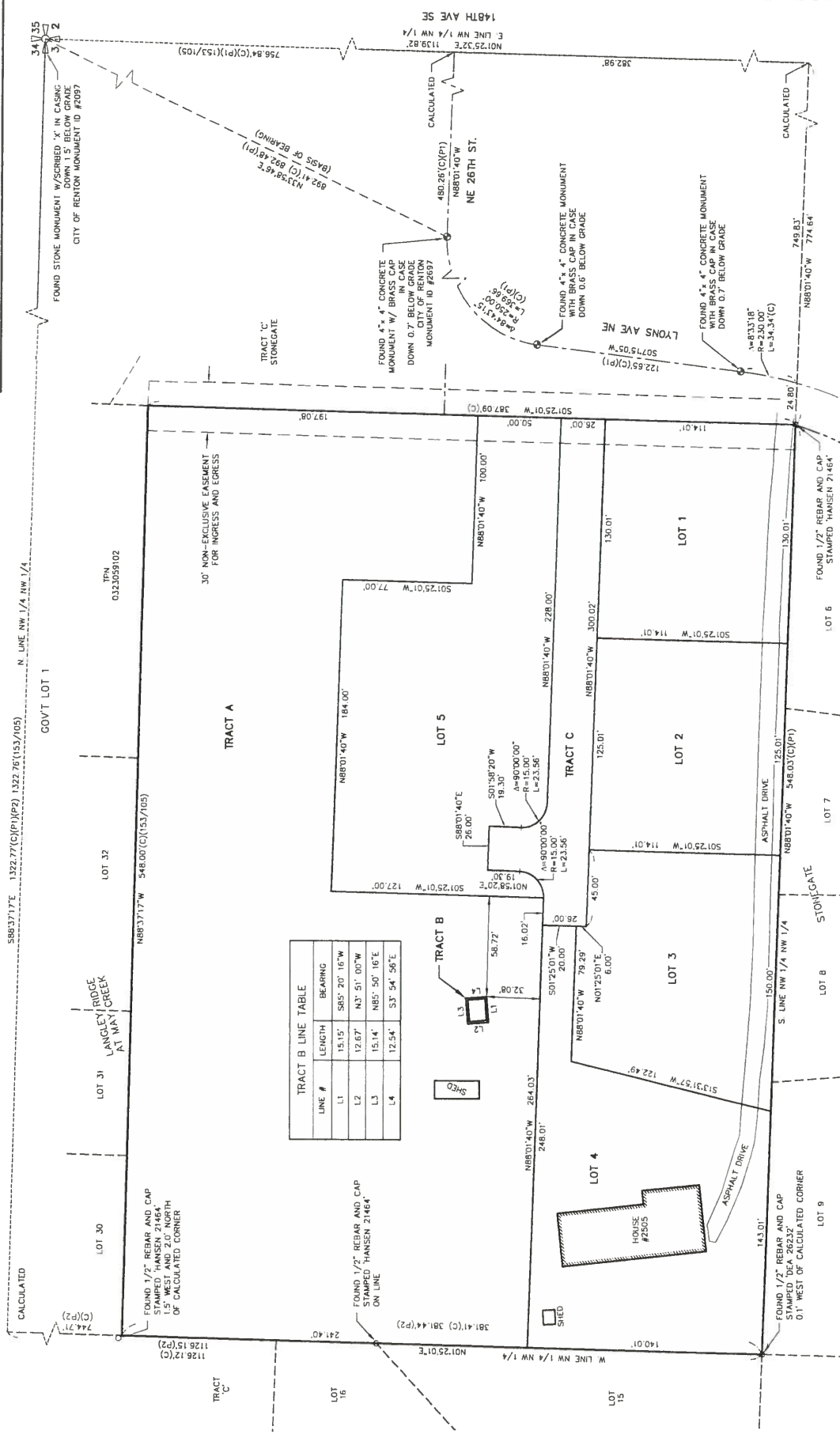
NORTH



PORTION OF

NE 1/4 OF NE 1/4 SECTION 3, TWP. 23 N., R. 5 E., W.M.

TRACT B LINE TABLE		
LINE #	LENGTH	BEARING
L1	15.15'	S85° 20' 16"W
L2	12.67'	N3° 51' 00"W
L3	15.14'	N85° 50' 16"E
L4	12.54'	S3° 54' 56"E



LEGEND:

SECTION CARRIER

(1) MEASURED OR CALCULATED BY F.L.S. INC.
(H1) PER THE PLAT OF STOREGATE
(P2) PER THE PLAT OF LANGLEY RIDGE AT MARY
XXXX/XXX) RECORD OF SURVEY (RUS) - VOLUME/PAGE



PLS, Inc.
Professional Land Surveyors

1595 NW Gilman Boulevard, #15
Issaquah, Washington 98027
(425) 313-9378 (fax) 313-9379

DRAWN BY:	BPM
CHECKED BY:	KAP/BVP
JOB NO.:	15064

MERRITT SHORT PLAT

DRAWN BY: BPM	PROPERTY OWNERS: MICHAEL & CYNTHIA
CHECKED BY: KAP/BVP	PROJECT ENGINEER: OFFE ENGINEERS CONTACT: DARRELL O
JOB NO.: 15064	

SCALE:	1" = 40'
DATE:	DEC 16, 2015
SHEET:	1 OF 2

Mike and Cindy Merritt
2505 Lyons Avenue NE

October 17, 2015, revised December 9, 2015

Mike and Cindy Merritt
2505 Lyons Avenue NE
Renton, WA 98059

**SUBJECT: PROPERTY AT 2505 LYONS AVENUE NE, RENTON, WA, EXISTING
TREE EVALUATION**

I conducted a site visit at the above-referenced site on October 12th and 13th to evaluate the overall health of each tree per the City of Renton's Municipal Code Section 4-4-130. Following are the existing significant trees found on the site along with their species, dbh, drip line (radius), overall health. See also Tree Retention Plan Sheet L-1 and L-2.

As discussed with Mike Merritt during a visit prior to October 12th/13th, a portion of the property will be deeded to City of Renton. As such, not all trees were surveyed though a visual inventory was made by myself. The homeowner counted 75+ trees of >12" caliper in Tract A. Only those trees needed to show no replacement trees were included in the tree inventory.

TREE RETENTION/REPLACEMENT CALCUALTIONS

1. TOTAL TREES:	64
2. DEDUCTIONS:	
A. Trees that are dangerous:	3
B. Trees in proposed public streets:	0
C. Trees in proposed private access tracts:	10
D. Trees in critical areas and buffers:	0
3. Subtract line 2 from line 1:	51
4. Project is in the R-1 zone: 51 trees x 0.3 =	15.3
5. Quantity of trees proposed to be retained:	22
6. Subtract line 5 from line 4 for trees to be replaced:	-7
(If line 6 is zero or less, no replacement trees are required)	

Mike and Cindy Merritt
2505 Lyons Avenue NE

MERRITT SHORT PLAT TREE INVENTORY

Tree No.	DBH	Species	Dripline, Radius	RETAIN or REMOVE	Notes
001	48"	Douglas Fir	20'	Remove	Healthy
002	12"	Red Alder	12'	retain	Healthy
003	10"	Big Leaf Maple	14'	retain	Healthy
004	12"	Douglas Fir	12'	retain	Healthy
005	7",8"	Serviceberry	10'	retain	Healthy
006	18"	Douglas Fir	15'	retain	Healthy
007	6",7",7"	Big Leaf Maple	18'	retain	Healthy
008	36"	Douglas Fir	20'	retain	Healthy
009	12"	Douglas Fir	15'	retain	Healthy
010	18"	Red Alder	15'	retain	Healthy, leaning trunk
011	18"	Red Alder	15'	Remove	Severely leaning trunk
012	24"	Douglas Fir	20'	retain	Healthy
013	36"	Douglas Fir	20'	retain	Healthy
014	20"	Red Alder	15'	Remove	Unsurveyed, severe trunk lean
015	40"	Western Red Cedar	25'	retain	Healthy
016	36"	Douglas Fir	25'	retain	Healthy
017	48"	Western Red Cedar	25'	retain	Healthy
018	48"	Western Red Cedar	25'	retain	Healthy
019	48"	Douglas Fir	25'	retain	Healthy
020	48"	Douglas Fir	25'	retain	Healthy
021	8",9",14"	Red Alder	12'	retain	Healthy
022	16"	Red Alder	15'	retain	Healthy
023	18"	Red Alder	15'	retain	Healthy
024	36"	Douglas Fir	20'	Remove	Healthy
025	18"	Douglas Fir	12'	retain	Healthy
026	8"	Douglas Fir	10'	retain	Healthy
027	11",12"	Red Alder	15'	Remove	Healthy
028	8"	Deciduous	10'	Remove	Healthy
029	10"	Red Alder	12'	Remove	Healthy
030	9"	Red Alder	10'	Remove	Healthy
031	18"	Red Alder	15'	Remove	Healthy
032	9"	Deciduous	10'	Remove	Healthy
033	6",7",8"	Deciduous	10'	Remove	Trunk damage, tree sap
034	8",8"	Deciduous	10'	Remove	Double trunk, tree sap
035	18"	Red Alder	15'	Remove	Unsurveyed, Healthy
036	16"	Red Alder	15'	Remove	Healthy; future access tract
037	12"	Red Alder	12'	Remove	Healthy; future access tract
038	14"	Red Alder	15'	Remove	Healthy
039	12"	Deciduous	15'	Remove	Healthy
040	8"	Deciduous	10'	Remove	Healthy
041	12"	Red Alder	12'	Remove	Healthy
042	12"	Red Alder	12'	Remove	Healthy
043	9"	Red Alder	10'	Remove	Healthy; future access tract
044	9"	Red Alder	10'	Remove	Healthy; future access tract
045	9"	Red Alder	10'	Remove	Healthy; future access tract
046	9"	Red Alder	10'	Remove	Healthy; future access tract
047	9"	Red Alder	10'	Remove	Missed by surveyor, future access tract

Mike and Cindy Merritt
2505 Lyons Avenue NE

048 8"	Red Alder	10'	Remove	Healing trunk wound, healthy; future access tract
049 11"	Red Alder	12'	Remove	Healthy
050 11"	Red Alder	12'	Remove	Healthy
051 9"	Red Alder	10'	Remove	Healthy, dead water sprouts
052 8"	Red Alder	10'	Remove	Healthy, dead water sprouts
053 8"	Red Alder	10'	Remove	Healthy
054 9"	Red Alder	10'	Remove	Healthy
055 40"	Big Leaf Maple	25'	Remove	Healthy
056 24"	Douglas Fir	20'	Remove	Healthy
057 24"	Douglas Fir	20'	Remove	Healthy
058 30"	Douglas Fir	25'	Remove	Healthy
059 36"	Western Red Cedar	25'	Remove	Healthy
060 36"	Douglas Fir	25'	Remove	Healthy
061 9"	Big Leaf Maple	10'	Remove	Healthy
062 12"	Red Alder	15'	Remove	Healthy
063 7"	Douglas Fir	10'	Remove	Healthy
064 8"	Douglas Fir	10'	Remove	Healthy
065 7"	Maple	10'		Healthy; Lyons Ave right-of-way
066 10"	Maple	10'		Healthy; Lyons Ave right-of-way
				Mostly dead, girdling roots;
067 10"	Deodar Cedar	8'		Lyons Ave right-of-way
068 12"	Maple	15'	Remove	Future access tract
069 7"	Deodar Cedar	8'	Remove	Future access tract
070 7"	Western Red Cedar	10'		Right-of-way
071 10"	Maple	10'		Right-of-way

Mike and Cindy Merritt
2505 Lyons Avenue NE

TREE SPECIES:

Douglas Fir: *Pseudotsuga menziesii*

Western Red Cedar: *Thuja plicata*

Big Leaf Maple: *Acer macrophyllum*

Red Alder: *Alnus rubra*

Maple: *Acer rubrum*, cultivar unknown

Deodar Cedar: *Cedrus deodora*

Serviceberry: *Amelanchier alnifolia*

ASSUMPTIONS:

1. Only the numbered trees in this report have been examined. This report reflects the condition of the trees at the time of the site visit. There is no warranty or guarantee, expressed or implied that problems or deficiencies of the subject tree may not arise in the future.

2. All trees may fail at any time, with or without obvious defects, and with or without applied stress. A complete evaluation of the potential for this (a) tree to fail required excavation and examination of the base of the subject tree.

Regards,

VARLEY VARLEY VARLEY

A handwritten signature in dark ink, appearing to be 'JW' with a stylized flourish at the end.

Jeff Varley

Landscape Architect

12743 NE 170th Lane

Woodinville, WA 98072

phone: 425-466-9430

email: varley_jeff@hotmail.com

Merritt Short Plat

PRE 14-000470

2505 Lyons Avenue NE
Renton, Washington 98059
King County Tax #032305-9018

DRAINAGE REPORT

November 20, 2015

Prepared for:
Mike & Cindy Merritt
2505 Lyons Avenue NE
Renton, Washington 98059
(206) 251-4537
mikeandcindymerritt@msn.com

Prepared by:
Offe Engineers, PLLC
Darrell Offe, P.E.
13932 SE 159th Place
Renton, Washington 98058-7832
(425) 260-3412 office
darrell.offe@comcast.net

**Full Document
Available upon Request**

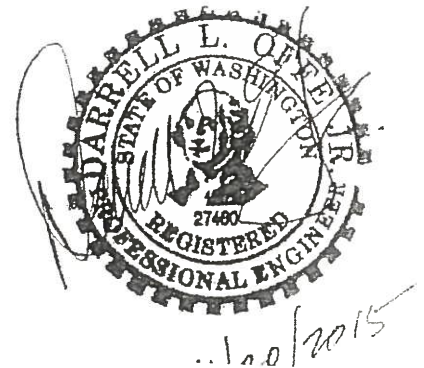
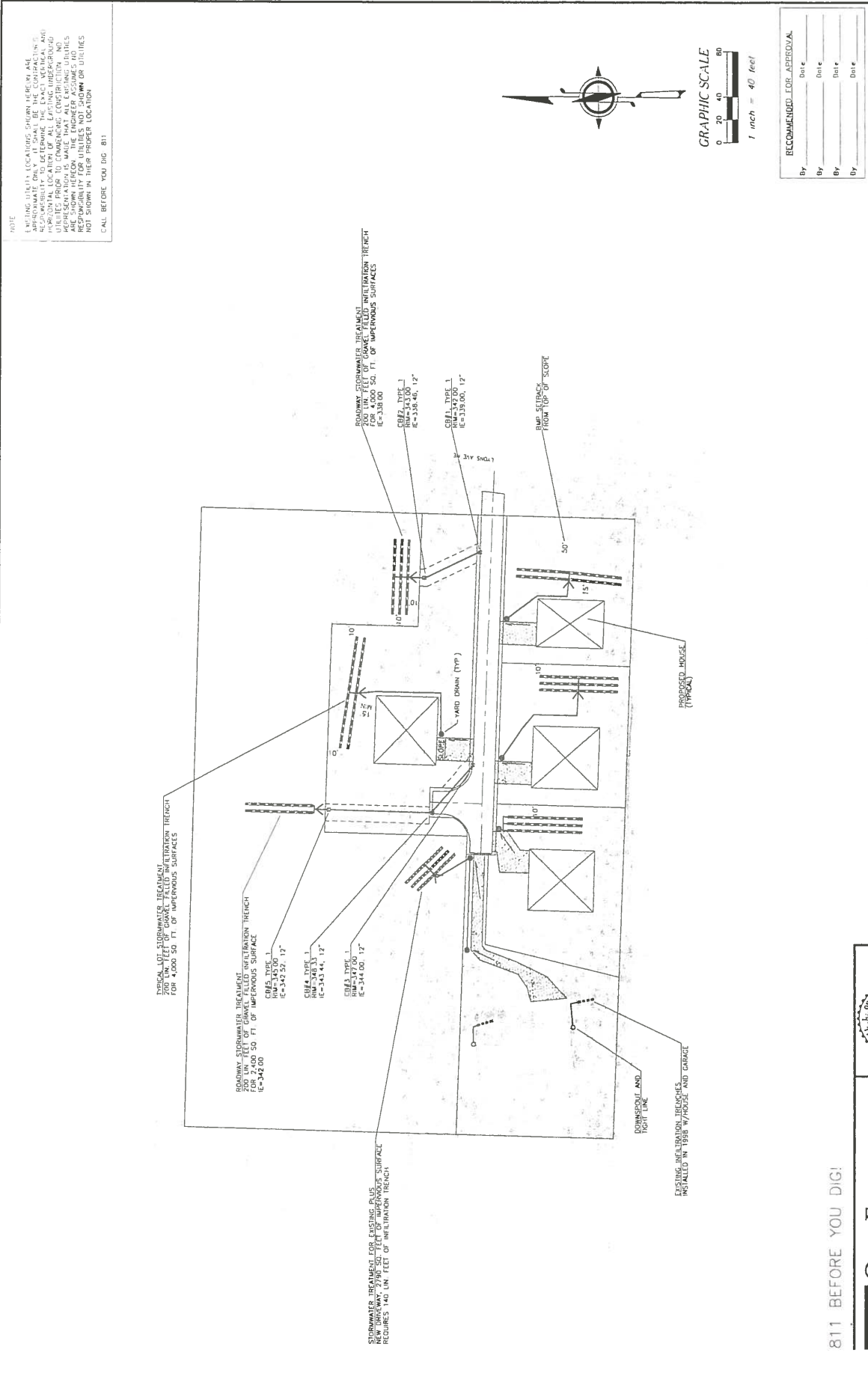


EXHIBIT 6



OFFICE ENGINEERS
1805 SOUTHEAST 18TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.

11/17/2015

811 BEFORE YOU DIG!

REVISION

NO.	REVISION	BY	DATE	APPROVED

SCALE

1" = 40'

1" = 80'

1" = 160'

DATUM

11/17/2015

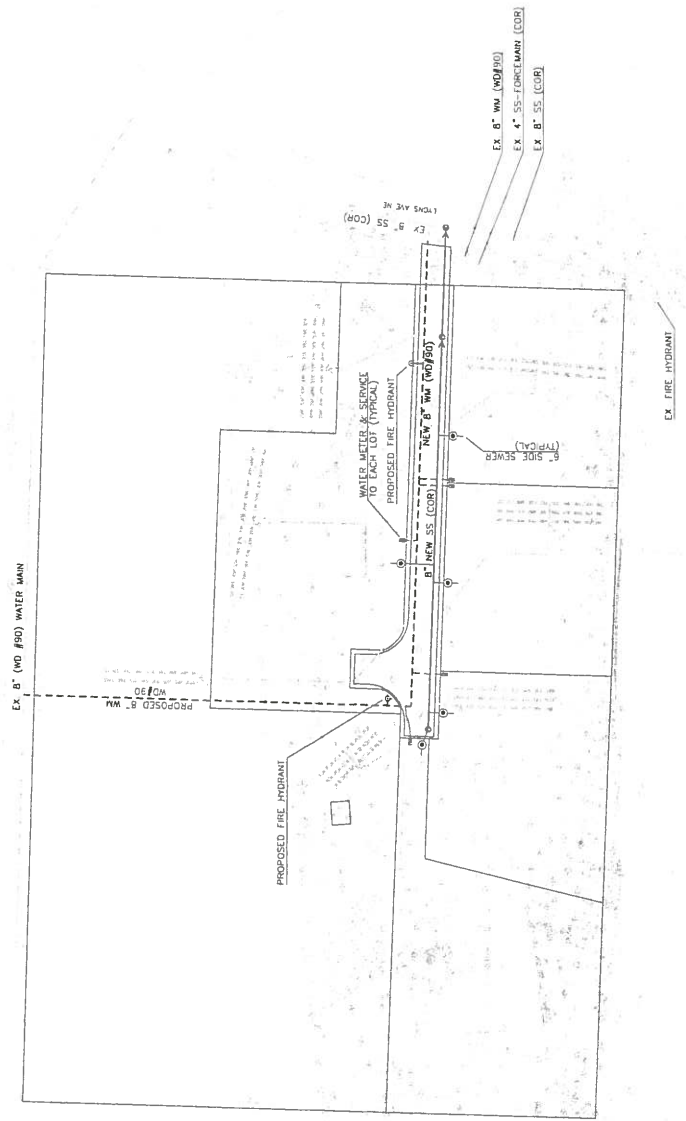
CITY OF RENTON
Planning/Building/Public Works Dept.

MERRITT SHORT PLAT
MIKE/CINDY MERRITT
DRAINAGE CONTROL PLAN
2505 LYONS AVENUE NE

RECOMMENDED FOR APPROVAL

By	Date

NOTE:
FACTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO WARRANTIES ARE MADE BY THE ENGINEER AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
CALL BEFORE YOU DIG 811



CALL 811 BEFORE YOU DIG!

OE
OFFE ENGINEERS
13923 SOUTHEAST 19TH PLACE
RENTON, WASHINGTON 98058
PHONE: 855-260-3412
CONTACT: DARRELL OFFE, P.E.



NO.	REVISION	BY	DATE	APPROVED

SCALE
1" = 40'
1" = 80'
1" = 160'

CITY OF RENTON
Planning/Building/Public Works Dept

MERRITT SHORT PLAT
MIKE/CINDY MERRITT
UTILITY PLAN
2505 LYONS AVENUE NE

UTILITY

NOTE:

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND HORIZONTAL LOCATION OF ALL EXISTING UTILITY AND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN AT THE PROJECT LOCATION.

CALL BEFORE YOU DIG: 811



GRADING
CUT - 785 CU. YDS.
FILL - 115 CU. YDS.

RECOMMENDED FOR APPROVAL	
By: _____	Date: _____
By: _____	Date: _____
By: _____	Date: _____

OFFE ENGINEERS
1932 SOUTHEAST 19TH PLACE
RENTON, WA 98058
PHONE: 425-893-5411
CONTACT: DARRELL OFFE, P.E.

NO.	REVISION	BY	DATE	APPR.	SCALE	DATE	SCALE	DATE	SCALE

AR CITY OF RENTON
Planning/Building/Public Works Dept.

MERRITT SHORT PLAT
MIKE/CINDY MERRITT
GRADING PLAN
2505 LYONS AVENUE NE

11/17/2015

Gary A. Flowers, PLLC
Geological & Geotechnical Consulting
19532 12th Avenue NE
Shoreline, WA 98155-1106

October 22, 2015
Project No. 15-064

Mr. Mike Merritt
2505 Lyons Ave NE
Renton, WA 98059

Subject: Geotechnical Services Report
Planned 5 Lot Plat
2505 Lyons Ave NE
Renton, WA

Dear Mr. Merritt:

This report provides recommendations for onsite storm water infiltration on this proposed 5 lot subdivision located on the west side of Lyons Avenue NE between SE 99th Street and NE 24th Court in Renton. It is our understanding that the existing residence at 2505 Lyons Avenue NE will remain and that the property will be subdivided into 5 individual building lots. Each lot is planned to have a separate infiltration facility, either trenches or dry wells.

Existing Site Conditions

This rectangular property covers nearly five acres of land, of which the approximate southern one-half will be developed into the 5 new building lots. The property slopes downward from northeast to southwest. Lots 1, 2 and 5 have very gentle slopes on the order of less than 1 percent up to about 4 percent gradient. Lots 3 and 4 have gentle slopes on the order of 10 to 15 percent gradient. Much of the southern portion of the property is cleared meadowland. The entire northern portion of the property is heavily vegetated with trees and a grove of trees is also located in the southeast corner. The paved driveway for the existing residence at 2505 Lyons Ave SE forms the southern boundary of the property. The northern and eastern edges of the property are bordered by SE 99th Street and Lyons Avenue NE, respectively. The entire property is surrounded on all sides by single family residential development.

Mappings

The *Geologic Map of King County, by Booth, Troost and Wisher, 2006 Interactive Geology Map* shows this area of Renton is underlain by re consisting of normally consolidated silty sands, sands and gravels (Q

**Full Document
Available upon Request**

Jill Ding

From: betsyreamy@yahoo.com
Sent: Thursday, February 11, 2016 4:30 PM
To: Jill Ding
Subject: Merritt Short Plat Comments

Hi Jill,

Per our conversation regarding the Merritt Short Plat I am emailing items which I believe are important and would ask to be addressed:

1. Drainage - the new residences will eliminate some of the natural absorption for rain water. We like to ensure that provisions (ie additional drainage, retention pond) are made to address this as the new lots are on a downward slope that continues across the street to our property.
2. Construction vehicles - given the location of the Merritt Property, we believe that it will be important to address the large trucks and equipment that will be brought in for the work along with the construction workers' cars. Lyons Avenue is busy and the Merritt property is just beyond a curve in the road. Having large trucks and equipment parked on that street will make an already delicate area worse. Planning for an alternate parking spot for trucks/equipment/vehicles would help to address this.
3. There are some very tall trees that border the Merritt property on Lyons Ave. If those are taken down as part of the coming development we would ask that we be given some advance notice for safety's sake.

Thanks for your time. Please let me know if you have any questions regarding the above information.

Betsy Reamy

Sent from my iPhone

Jill Ding

From: Claudia Donnelly <thedonnelys@oo.net>
Sent: Wednesday, February 17, 2016 9:35 AM
To: Jill Ding
Cc: Jennifer T. Henning; Chip Vincent; Council; Denis Law
Subject: comment letter

Dear Ms. Ding:

10415 – 147th Avenue SE

Renton, WA 98059

February 15, , 2016

J. Ding

Renton Planner

1055 S. Grady Way

Renton, WA 98057

re: LUA-000022 SHPL-A

Dear Ms. Ding:

I live in King County and have approximately 19,000 square feet to my property. King County says that is just under a half acre. One acre amounts to 43,560 square feet. I don't want to stop Mike and Cindy Merritt from building on their property, but does Renton know what measurements mean? The property that they own is approximately 4.83 acres or 210,567 square feet. (This is where I goofed – which comes from having a stroke.) R-1 zoning to me – and to most rational people means 1 house per acre. If you subtract 14,822, 14,252, 16,188, 23,664 and 27,378 from 210,567, that leaves you 114,263 square feet. 114,263 divided by 43,560 equals: 2.62 houses.

I am sure that since it is in the Separator that they can get 3 houses out of this property. My concern is that where is the detention pond/vault going to go in order to protect May Creek?

Thank you.

Sincerely,

EXHIBIT 11

Claudia Donnelly

10415 – 147th Avenue SE

Renton, WA 98059

February 15, , 2016

RECEIVED
FEB 18 2016
CITY OF RENTON
PLANNING DIVISION

J. Ding
Renton Planner
1055 S. Grady Way
Renton, WA 98057

re: LUA-000022 SHPL-A

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Thank you.

Sincerely,


Claudia Donnelly

Jill Ding

From: Claudia Donnelly <thedonnellys@oo.net>
Sent: Monday, February 29, 2016 8:51 AM
To: Jill Ding
Cc: Chip Vincent; Council
Subject: Re: Proposed Merritt plans

On Feb 29, 2016, at 8:03 AM, Claudia Donnelly <thedonnellys@oo.net> wrote:

Dear Ms. Ding:

I don't know if this is a result of my sending a letter to you about the proposed Merritt plans or not. Last Monday, my mail box was not damaged; but on Tuesday, I noted that the handle we use to open it was missing. I've had a lot of stuff like that happen when Renton officials don't like me questioning their actions. I also noted that our side fence had been pushed in like someone tried to open it to let our dog out?

Among the many things that have happened:

1. I saw a map in 1998 that showed a sewer line going down Greenes Stream to my property and then traversing my back yard to my side yard and then down 147th to Stonegate. I'm told 'Not to worry, we do this all the time'.
2. Last summer, we had a lot of real estate agents calling us — from Renton to Woodinville — one weekend to say they got an email from us — using an old email that only 2 other individuals know about — saying they would help us plan our move to Yakima. Then I had a local realtor agent call me and asked me what I wanted to talk to him about — I have never met the man nor do I know where he lives. Then this past summer, his wife? tailgated me down to Coal Creek Parkway where she called my psycho and gave me the finger. Or what about when Comcast called us because a Renton official drove our neighborhood and didn't like the way our Comcast wire was attached to our roof. The AG's office told me to tell Renton officials to mind their own business. And then last Tuesday, I needed a screw driver to get into my mail box because the handle was broken off. We will be watching our property and if need be, report it to the Sheriff's office.

U.S. leaders — President Obama and Sheriff John Urquhart in public service messages have said that if you see anything out of the ordinary to report it and let others deal with it. That's all I am doing — and if Renton officials don't want to obey state or city laws/ordinances, that's your problem — I will continue to speak out.

You might want to show the Merritts' Renton ordinance 4667 — which is the May Valley Prezone ordinance passed by the City Council in 1997. I am attaching an annexation case from 1995 where Renton broke the law and got caught..

Have a good day.

Thank you.

Claudia Donnelly

Jill Ding

From: Jill Ding
Sent: Thursday, February 18, 2016 11:17 AM
To: 'betsyreamy@yahoo.com'
Subject: RE: Merritt Short Plat Comments

Betsy,

Thank you for your comments, they have been included in the official file for consideration by the decision maker. Below are my responses to your questions:

1. **Drainage:** A drainage plan and report were submitted with the project application. Based on the submitted information, the applicant is proposing to infiltrate any stormwater generated by the project onsite via infiltration trenches. Any storm drainage improvements will be required to comply with the 2009 King County Surface Water Design Manual (KCSWDM) and City of Renton Amendment to the KCSWDM.
2. **Construction Vehicles:** According to the applicant's construction mitigation description, vehicle parking and material storage are proposed to be accommodated onsite. A formal traffic control plan will be reviewed and approved at the time of Utility Construction Permit review.
3. **Trees:** A tree retention plan was submitted with the application materials. The tree retention plan indicates that all trees located along Lyons Ave NE would be retained as part of the short plat development.

Please let me know if I can be of further assistance.

Thank you,

Jill Ding
Senior Planner
CED
City of Renton
(425) 430-6598
jd Ding@rentonwa.gov

-----Original Message-----

From: betsyreamy@yahoo.com [<mailto:betsyreamy@yahoo.com>]
Sent: Thursday, February 11, 2016 4:30 PM
To: Jill Ding
Subject: Merritt Short Plat Comments

Hi Jill,

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EXHIBIT 12

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Thanks for your time. Please let me know if you have any questions regarding the above information.

Betsy Reamy

Sent from my iPhone

Jill Ding

From: Jill Ding
Sent: Thursday, February 18, 2016 11:21 AM
To: 'Claudia Donnelly'
Cc: Jennifer T. Henning; Chip Vincent; Council; Denis Law
Subject: RE: comment letter

Ms. Donnelly,

Thank you for your comments on the Merritt Short Plat (LUA16-000022). Your comments have been included in the official land use file for consideration by the decision maker. In addition, you have been made a party of record for this project. As a party of record, you will receive a copy of the Administrative Decision for this short plat.

Sincerely,

Jill Ding
Senior Planner
CED
City of Renton
(425) 430-6598
jdilling@rentonwa.gov

From: Claudia Donnelly [<mailto:thedonnellys@oo.net>]
Sent: Wednesday, February 17, 2016 9:35 AM
To: Jill Ding
Cc: Jennifer T. Henning; Chip Vincent; Council; Denis Law
Subject: comment letter

Dear Ms. Ding:

10415 – 147th Avenue SE

Renton, WA 98059

February 15, , 2016

J. Ding

Renton Planner

1055 S. Grady Way

Renton, WA 98057

EXHIBIT 13

re: LUA-000022 SHPL-A

Dear Ms. Ding:

I live in King County and have approximately 19,000 square feet to my property. King County says that is just under a half acre. One acre amounts to 43,560 square feet. I don't want to stop Mike and Cindy Merritt from building on their property, but does Renton know what measurements mean? The property that they own is approximately 4.83 acres or 210,567 square feet. (This is where I goofed – which comes from having a stroke.) R-1 zoning to me – and to most rational people means 1 house per acre. If you subtract 14,822, 14,252, 16,188, 23,664 and 27,378 from 210,567, that leaves you 114,263 square feet. 114,263 divided by 43,560 equals: 2.62 houses.

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Thank you.

Sincerely,

Claudia Donnelly



**Department of Community and Economic Development
Planning Division
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE
POLICY/CODE**

INTERPRETATION #: CI-73 - REVISED

MUNICIPAL

CODE SECTIONS: 4-2-110.A, 4-2-110.B, 4-2-110.D, 4-2-115, 4-11-020, and 4-11-230

REFERENCE:

SUBJECT: Residential Building Height (RC thru RMF)

BACKGROUND:

Erratum Statement: CI-73 implemented changes to the method of height measurement for structures in the RC through RMF zones. This erratum statement affects the two-story limitation for R-14 zoned properties by increasing it to three. Docket #116 advocates for increased height and story limits for select zones, including the RMF zone. The R-14 zone is transitional between the R-10 and RMF, and therefore R-14 standards are intended to offer a compromise between the restrictions of the R-10 and the allowances of the RMF zone. By limiting wall plate height to 24' yet allowing three stories, the R-14 zone would provide an appropriate transition between the R-10 and RMF zones with respect to building height.

By definition, the current method to determine a building's height is to measure the average height of the highest roof surface from the grade plane (i.e., average grade). The maximum height allowed in the RC through R-14 zones is 30 feet (35' in the RMF). The implementation of a "maximum height" (RMC 4-2-110.A) as applied to roofed buildings is inconsistent and contradictory with the intent and purpose statements of Title IV related to residential design (RMC 4-2-115). Further, regulating the height of non-roofed structures is unenforceable by Title IV (except for Building Code). The ambiguity and contradictory aspects of the code exist for two reasons:

1. Height is measured to the midpoint of a roof
2. Flat roofs are able to be as tall as buildings w increases the building's massing.

**Full Document
Available upon Request**

ADVISORY NOTES TO APPLICANT

LUA16-000022



Application Date: January 14, 2016
Name: Merritt Subdivision

Site Address: 2505 Lyons Ave NE
Renton, WA 98059-4113

PLAN - Planning Review - Land Use

Version 1 | March 10, 2016

Technical Services Comments

Contact: Amanda Askren | 425-430-7369 | aaskren@rentonwa.gov

Recommendations: I have reviewed the above referenced preliminary short plat submittal and have the following comments:

Information needed for final short plat approval includes the following:

Note the City of Renton land use action number and land record number, LUA16 000022 and LND 20 0626, respectively, on the final short plat submittal. The type size used for the land record number should be smaller than that used for the land use action number.

Provide short plat and lot closure calculations.

The city will provide addresses for the proposed lots as soon as possible. Note said addresses on the final short plat drawing.

Do note encroachments, if any.

Note all easements, covenants and agreements of record on the drawing.

The City of Renton Administrator, PublicWorks Department, is the only city official who signs the final short plat. Provide an appropriate approval block and signature line. Pertinent King County approval blocks also need to be noted on the drawing.

All vested owner(s) of the subject final short plat need to sign the final short plat drawing. Include notary blocks as needed.

Note that if there are easements, restrictive covenants or agreements to others (City of Renton, etc.) as part of this subdivision, they can be recorded concurrently with the final short plat. The final short plat drawing and the associated document(s) are to be given to the Project Manager as a package. The recording number(s) for the associated document(s) are to be referenced on the final short plat drawing.

Provide spaces for the recording numbers thereof.

Police Plan Review Comments

Contact: Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

Recommendations: Minimal impact on Police Services.

Planning Review Comments

Contact: Jill Ding | 425-430-6598 | jding@rentonwa.gov

Recommendations: 1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.

2. Commercial, multi family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.

3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.

4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.

5. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.

6. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING - Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.

7. This permit is shall comply with the Bald and Golden Eagle Protection Act. The permitted is responsible for adhering to the U.S. Fish and Wildlife Service National Bald Eagle Management Guidelines (2007) and /or your U.S. Fish and Wildlife Service permit.

EXHIBIT 16

PLAN - Planning Review - Land Use

Version 1 | March 10, 2016

Engineering Review Comments

Contact: Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

Recommendations: Engineering Review:

I have reviewed the application for the Merritt Subdivision at 2505 Lyons Ave NE and have the following comments:

EXISTING CONDITIONS

Water Water service is provided by the KC Water District 90.

Sewer Wastewater service is provided by the City of Renton.

Storm The existing property does not contain stormwater facilities. There are stormwater mains located in Lyons Ave NE fronting the subject property.

CODE REQUIREMENTS

WATER

1. The applicant shall provide a water availability certificate from KC Water District 90. A copy of the approved water plan from KC Water District 90 shall be provided to the City prior to approval of the Utility Construction Permit.

SEWER

1. There is an 8 inch sanitary sewer main in Lyons Ave NE. The applicant has proposed an 8 inch extension from the sanitary sewer main in Lyons Ave NE through the development in order to provide sanitary sewer services to each of the 5 proposed lots.

2. Wastewater system development charges (SDC) are applicable to each lot. SDC fee for sewer is based on the size of the new domestic water meters to serve the project. SDC fees for up to a 1 inch meter is \$2,242.00/meter.

3. The Honey Creek Sewer Interceptor Special Assessment District (SAD) fee is applicable to the proposed development. The SAD fee is \$250.00 per lot.

4. The development is proposing connection of (4) new homes and (1) existing home to the public sewer system. The total fee is \$12,460.00. This is payable prior to issuance of the utility construction permit.

SURFACE WATER

1. A surface water development fee of \$1,485.00 per new dwelling unit will apply. The project proposes the addition of (4) new single family residences. The total fee is \$5,940.00. This is payable prior to issuance of the utility construction permit.

2. A drainage report, dated November 20, 2015, was submitted by Offe Engineers, PLLC with the site plan application. Based on the City of Renton's flow control map, this site falls within the Flow Control Duration Standard for Forested Conditions. The development is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the City of Renton Amendments to the KCSWDM. All core and special requirements have been discussed in the provided drainage report.

3. The subject property has two separate discharge points. The southerly portion of the property discharges to the south into a ditch which runs along the southern property line. From there it flows downstream, into Greene's Creek and finally into a large wetland area associated with May Creek. The remaining runoff from the existing site includes one single family residence which contains infiltration trenches to mitigate the roof run off from the property. The remaining area of the property sheet flows into the public storm system along the west side of Lyons Ave NE.

4. The location of the existing infiltration trenches for the existing residence is not evident on the plans. If the existing trenches services the existing residence will fall outside of the proposed boundary line for the lot, an easement will be required.

5. The development proposes the use of infiltration trenches to be located on each new property to mitigate the added impervious surfaces created by the subject property. Based on the drainage report provided, the project is exempt from providing additional flow control facilities since the increase in the developed runoff from the existing runoff is less than 0.10 cfs in the existing 100 year peak flow. Should any changes in the proposed project result in an increase to the 100 year peak flow, the use of on site flow control facilities will need to be re evaluated at that time.

6. As currently designed, the project creates less than 5,000 square feet of new pollution generating impervious surface (PGIS), and is therefore exempt from water quality treatment as defined in the 2009 KCSWDM. Should any changes in the proposed project result in an increase to the PGIS, the use of on site water quality facilities will need to be re evaluated at that time.

7. No downstream flooding or erosion issues were identified in the drainage report.

TRANSPORTATION

1. The proposed project fronts Lyons Ave NE, which is classified as a residential access street. Minimum right of way width for this street classification is 53 feet. Existing right of way width in Lyons Ave NE varies from 48 feet to 78 feet, the narrowest ROW being at the southeast corner of the property. ROW dedication will be required to provide a minimum of 53 feet of ROW across the full length of the property. This dedication will vary from approximately 5 feet to 0 feet depending on final survey.

2. To meet the City's complete street standards, street improvements, including a pavement width of 26 feet from the center line, curb, gutter, and 8 foot planter strip, 5 foot sidewalk, and storm drainage improvements are required to be constructed in the right of way fronting the site per City code 4 6 060.

3. The applicant may submit an application to the City requesting a modification to keep the existing street frontage improvements and existing ROW width in Lyons Ave NE as outlined in City code 4 9 250C5d.

4. Private access streets are allowed for access to six or fewer lots provided at least two lots abut a public right of way. As currently

PLAN - Planning Review - Land Use

Version 1 | March 10, 2016

Engineering Review Comments

Contact: Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

designed, lots 1 and 5 both abut the public right of way. Therefore, access to each of the lots may be granted via the proposed private access street.

5. Private streets must meet requirements for emergency services access and must provide a turnaround in compliance with City code 4 6 0601.

a. Emergency access is required within 150 feet of all points on the buildings.

b. Hammerhead turnaround shall have a design approved by the Administrator and Fire and Emergency Services.

c. The private street is required to have a minimum 20 foot wide paved roadway and shall be constructed to support emergency vehicles.

d. The private street shall be constructed in accordance with City standards, including a minimum of 4" asphalt over 6" crushed rock.

e. No sidewalks are required for private streets.

f. Drainage improvements are required.

g. The maximum driveway grade for a private street shall not exceed 15%.

h. Developer will be required to install street signage for the private street in accordance with City standards.

i. An easement will be required to create the private street.

j. The private street must be installed prior to recording of the plat.

6. Street lighting and street trees are required to meet current city standards.

7. Payment of the transportation impact fee is applicable on the construction of the single family houses at the time of application for the building permit. The current rate of transportation impact fee is \$2,951.17 per new single family house. Traffic impact fees will be owed at the time of building permit issuance. Based on the City's current fee schedule, estimated traffic impact fees for the proposed development will be \$11,804.68. Fees are subject to change. The transportation impact fee that is current at the time of building permit application will be levied.

8. Paving and trench restoration shall comply with the City's Trench Restoration and Overlay Requirements.

9. Tract B – Pump house appears to be land locked. If access to the pump house will be required, an access easement should be provided.

GENERAL COMMENTS

1. Adequate separation between utilities shall be provided in accordance with code requirements.

2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall confirm to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.

3. A landscaping plan shall be included with the civil plan submittal. Each plan shall be on separate sheets.

Fire Review - Building Comments

Contact: Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

1. The fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit. Credit would be granted for one existing home.

Code Related Comments:

1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing hydrants can be counted toward the requirement as long as they meet current code, including 5 inch storz fittings. Existing hydrants are not within 300 feet of the furthest proposed dwellings, so new hydrants are required. A water availability certificate is required from King County Water District 90. Fire sprinklers may have to be installed for larger homes due to likely dead end water main installed in this plat.

2. Fire department apparatus access roadways are required to be minimum 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. Dead end streets that exceed 150 feet are required to have an approved turnaround. Proposed hammer head type turnaround is acceptable.

Community Services Review Comments

Contact: Leslie Betlach | 425-430-6619 | LBetlach@rentonwa.gov

Recommendations: 1. Parks Impact fee per Ordinance 5670 applies.

2. Provide trail/sidewalk connection to recorded trail easment (Langley Ridge at May Creek 20080212000465) for connetion to Park and May Creek Trail

3. Trail/sidewalk connectionn to connect to Lyons Ave./NE 26th to the East.



PLAN - Planning Review - Land Use

Version 1 | March 10, 2016

Community Services Review Comments		Contact: Leslie Betlach 425-430-6619 LBetlach@rentonwa.gov
4. Retain and protect trees between the right away line/property line and street.		
5. See attached map.		